

## LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

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**P.A.S.:** Special Permit #450"O"

**DATE:** January 7, 2003

**SCHEDULED PLANNING COMMISSION MEETING:**

**DATE:** January 22, 2003

**PROPOSAL:** To add a four-plex and two single family houses to be used for patients families and a priest residence.

**WAIVER REQUEST:** None

**LAND AREA:** 24.06 acres more or less.

**CONCLUSION:** With minor corrections to the site plan, the application will meet zoning requirements and design standards.

|                               |                      |
|-------------------------------|----------------------|
| <b><u>RECOMMENDATION:</u></b> | Conditional Approval |
|-------------------------------|----------------------|

### **GENERAL INFORMATION:**

**LEGAL DESCRIPTION:** see attached legal description

**LOCATION:** S. 52<sup>nd</sup> St. & Normal Blvd.

**APPLICANT:** Madonna Rehabilitation Hospital  
5401 South St.  
Lincoln, NE 68506  
(402) 483-9539

**OWNER:** same as applicant

**CONTACT:** Chris Northrup  
Erickson Sullivan Architects  
209 S. 9<sup>th</sup> St.  
(402) 475-1787

**EXISTING ZONING:** R-2 Residential

**EXISTING LAND USE:** Two single family houses and open space

## **SURROUNDING LAND USE AND ZONING:**

|        |                  |                                    |
|--------|------------------|------------------------------------|
| North: | R-2, O-2 and B-1 | Residential, commercial and office |
| South: | R-2              | Residential                        |
| East:  | R-2              | Residential                        |
| West:  | R-2              | Residential                        |

## **HISTORY:**

|                |   |
|----------------|---|
| July 24, 2002  | Planning Commission approved Special Permit 450-N for authority to construct 16 residential units.  |
| April 7, 1999  | Planning Commission approved Special Permit #450-M, which added three assisted living facilities.   |
| July 28, 1998  | Madonna applied for a Special Permit #450-L for a temporary parking lot during the construction of the addition to the St. James building. That application was withdrawn and the temporary parking was approved by an administrative amendment by the Planning Director. |
| July 15, 1998  | Planning Commission approved S.P. #450-K to allow the construction of a 3-story addition to the St. James Building.   |
| April, 1994    | S.P. #450-J added a new research and education wing.  |
| March, 1992    | S.P. #450-I approved temporary parking for employees of a construction company while working at Bryan Memorial.   |
| December, 1991 | S.P. #450-H added Day Care Center for children.   |
| April, 1989    | S.P. #450-G granted approval of a Rehabilitation Therapy Extension.   |
| July, 1987     | S.P. #450-F granted an expansion for Adult Day Care.  |
| March, 1987    | An expansion for an Ancillary Office Building was filed and subsequently withdrawn, S.P. 450-E.   |
| July, 1985     | S.P. #450-D added a storage building.   |
| July, 1984     | S.P. #450-C added outpatient rehabilitation addition.   |
| 1979           | The Zoning Update converted this area's zoning from A-2 Single Family to R-2 Residential.   |
| November, 1974 | S.P. #450-B added 120 beds and parking.   |
| January, 1969  | S.P. #450-A increased beds to 132.  |
| December, 1968 | Special permit #450 for the 120 bed Madonna Nursing Home was approved.  |

## **COMPREHENSIVE PLAN SPECIFICATIONS:**

The 2025 Comprehensive Plan shows this area as Public and Semi-Public.

"Many activities of daily living should occur within walking distance." (p. F-18)

"Hospitals represent one of the highest and most important community service land uses. Further construction on these campuses in the future is likely. Any hospital expansion will need to take into consideration the impact on the adjacent neighborhoods. " (p. F-131)

**TRAFFIC ANALYSIS:** Normal Blvd. is classified as a minor arterial and S. 52<sup>nd</sup> St. is classified as a local street.

**ANALYSIS:**

1. This request is to add a four-plex and two single family houses. The single family houses are existing, but outside the current boundary of the special permit.
2. The four-plex and one single family house will be used to house families of patients. The other single family house will be used as the priest's residence.
3. Special permits for health care facilities are discussed in §27.63.080, which states:

Health care facilities may be allowed by special permit in the R-1, R-2, R-3, R-4, R-5, R-6, R-7, R-8, O-1, O-3, B-1, B-2, B-3, H-3, or I-1 zoning districts under the following conditions:

(a) Parking. Parking shall be in conformance with Chapter 27.67; additional parking requirements may be imposed. Traffic may be required to be discharged into a major street as designated in the Comprehensive Plan, or into a classified collector. No parking shall be permitted in required front or side yards; all parking shall be screened.

**The site plan shows two additional parking stalls next to the proposed four-plex. The site plan has more than the required parking.**

(b) Yard and area regulations.

(1) Buildings shall not occupy over thirty-five percent of the total land area covered by the special permit.

**The buildings occupy 21.33% of the total land area.**

(2) Yards abutting a nonresidential district shall be the same as those required

in

said abutting district.

(3) Any yard abutting a residential district or located wholly or partially in a residential district shall be the greater of ten feet or that required in the said abutting district, plus an additional one foot setback for each one foot of height shall be provided between the yard line and the wall nearest the yard line for that portion of the building exceeding twenty feet in height.

**The front yard setback in the R-2 district is 25 feet. The proposed building is shown with the 25' front yard setback.**

(4) Required front and side yards shall be landscaped.

**No landscaping has been shown in the front yard of the proposed family housing.**

(5) The City Council may increase or decrease these requirements with consideration given to both facilities and adjacent environment.

**The applicant has not requested any waivers.**

(c) The proposed health care facility shall conform to all applicable state and federal requirements.

(d) The location of health care facilities shall be readily accessible to the area served. Such facilities should be located on major streets near the center of the area to be served.

**The facility is located on South Street, Normal Blvd. and S. 56<sup>th</sup> Street, all are major streets.**

4. S. 52<sup>nd</sup> Street does not have sanitary sewer. The applicant must show how the proposed four-plex is to be served with sanitary sewer.
5. Providing housing on the campus is not only convenient for the family and patient, it should reduce vehicular trips.

**CONDITIONS:**

1. This approval permits the addition of one four-plex and two single family houses.

General:

2. Before receiving building permits:

2.1 The permittee shall have submitted a revised site plan including 5 copies showing the following revisions and the plans are acceptable:

2.1.1 Revise the boundary of the special permit to exclude Lots 411I.T. & 413I.T.

- 2.1.2 Revise the boundary of the amendment to include the two single family houses located on Lots 7 & 8, Block 14.
- 2.1.3 Screening is required between the four-plex and the adjacent property line.
- 2.1.4 Show landscaping in the front yard.
- 2.1.5 Identify existing landscaping in the area of the amendment and indicate whether the landscaping is to remain or be removed.
- 2.1.6 Correct the legal description. The legal description must include the Section, Township and Range.
- 2.1.7 Show how the four-plex will be served with sanitary sewer.
- 2.2 The construction plans shall comply with the approved plans.
- 2.3 The operation and the premises are to meet appropriate state and federal licensing requirements.

STANDARD CONDITIONS:

- 3. The following conditions are applicable to all requests:
  - 3.1 Before occupying the dwelling units all development and construction shall have been completed in compliance with the approved plans.
  - 3.2 All privately-owned improvements shall be permanently maintained by the owner.
  - 3.3 The site plan accompanying this permit shall be the basis for all interpretations of setbacks, yards, locations of buildings, location of parking and circulation elements, and similar matters.
  - 3.4 This resolution's terms, conditions, and requirements bind and obligate the permittee, its successors and assigns.
  - 3.5 The applicant shall sign and return the letter of acceptance to the City Clerk within 30 days following the approval of the special permit, provided, however, said 30-day period may be extended up to six months by administrative amendment. The clerk shall file a copy of the resolution approving the special

permit and the letter of acceptance with the Register of Deeds, filling fees therefor to be paid in advance by the applicant.

4. The site plan as approved with this resolution voids and supersedes all previously approved site plans, however all resolutions approving previous permits remain in force unless specifically amended by this resolution.

Prepared by:

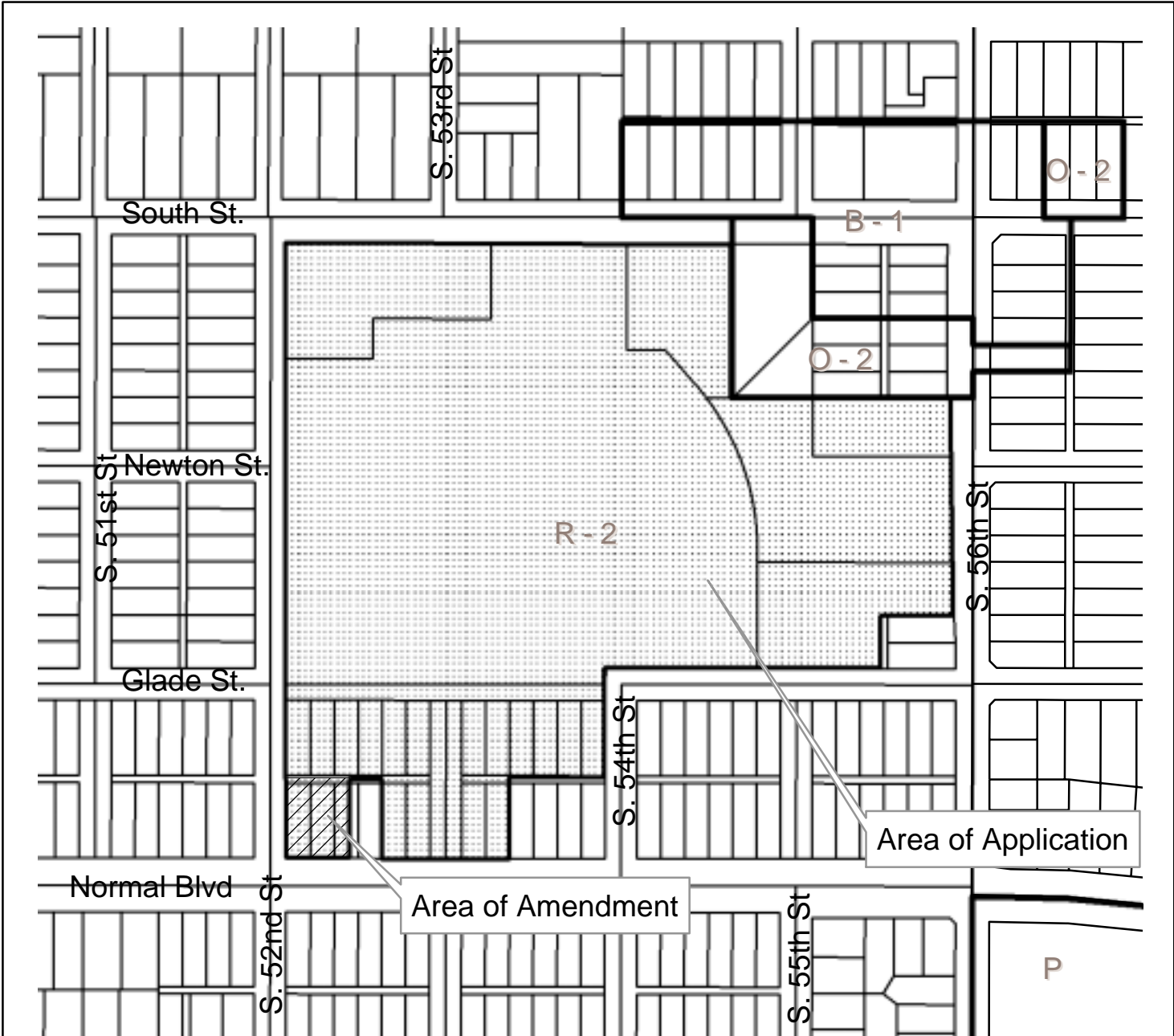
Tom Cajka  
Planner

I:\pc\permits\bpsp



**Special Permit #450 'O'**  
**Madonna Rehab Hospital**  
**S. 52nd & Normal Blvd**

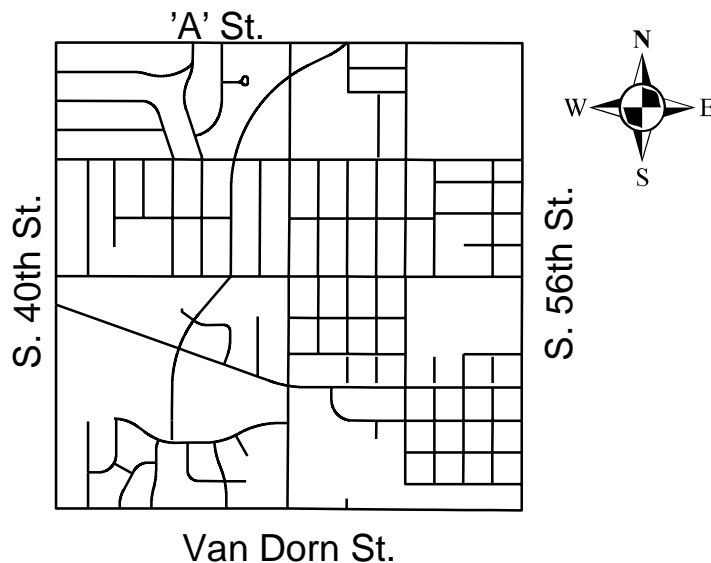
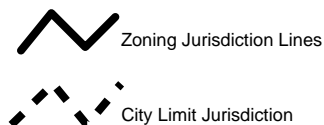




# **Special Permit #450 'O'** **Madonna Rehab Hospital** **S. 52nd & Normal Blvd** **Zoning:**

One Square Mile  
 Sec. 32 T10N R7E

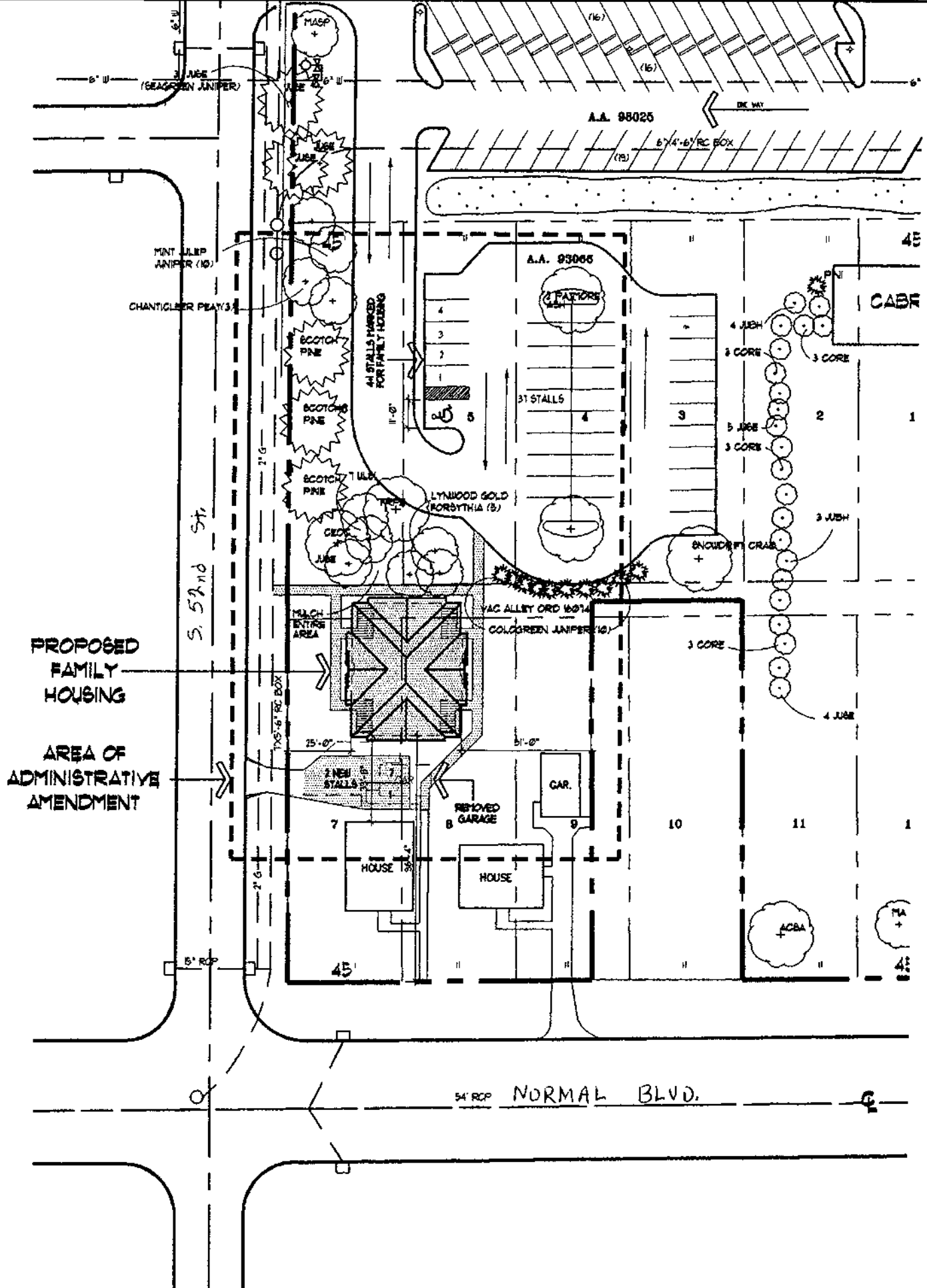
- R-1 to R-8 Residential District
- AG Agricultural District
- AGR Agricultural Residential District
- R-C Residential Conservation District
- O-1 Office District
- O-2 Suburban Office District
- O-3 Office Park District
- R-T Residential Transition District
- B-1 Local Business District
- B-2 Planned Neighborhood Business District
- B-3 Commercial District
- B-4 Lincoln Center Business District
- B-5 Planned Regional Business District
- H-1 Interstate Commercial District
- H-2 Highway Business District
- H-3 Highway Commercial District
- H-4 General Commercial District
- I-1 Industrial District
- I-2 Industrial Park District
- I-3 Employment Center District
- P Public Use District





The updated legal description of the property is as follows:

Lots 2, 3, 4, and 5, Madonna Centers Subdivision; Lots 1 and 2, Madonna Centers 1<sup>st</sup>, and Lots 1 to 8 inclusive, Block 13, Normal Addition; one-half of the adjacent vacated alley; vacated 53<sup>rd</sup> Street between Normal Boulevard and Glade Street; Lots 1 through 8 and the west 30' of Lot 9, Lots 11, and 12, Block 14, Normal Addition; one-half of adjacent vacated alley; and the south one-half of vacated Glade Street between South 52<sup>nd</sup> Street, and South 54<sup>th</sup> Street, all in Lincoln, Lancaster County, Nebraska.



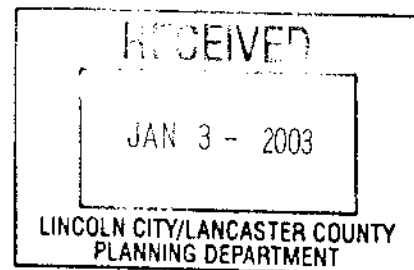
# M e m o r a n d u m

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**To:** Tom Cajka, Planning Department  
**From:** CB Chad Blahak, Public Works and Utilities  
**Subject:** Madonna Rehabilitation Hospital Amendment to Special Permit #450  
**Date:** January 2, 2003  
**cc:** Randy Hoskins  
Dennis Bartels  
Nicole Fleck-Tooze  
Devin Biesecker

Engineering Services has reviewed the Amendment to the Special Permit #450 for the Madonna Rehabilitation Hospital located at South 52nd Street and South Street and has the following comments:

- Since there is no sanitary sewer in South 52nd Street, show on the plan how the proposed building is to be provided sanitary service. Engineering Services is otherwise satisfied with this Amendment.



# Memo



To: Tom Cajka, Planning Department

From: Mark Canney, Parks & Recreation

Date: January 3, 2003

Re: Madonna Rehabilitation Hospital SP 450

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Staff members of the Lincoln Parks and Recreation Department have conducted a plan review of the above-referenced application/proposal and have the following comments:

1. Room to plant (1) Autumn Purple Ash (1 ½" caliper trunk) at 5 feet in from back-of-curb where red mark is on curb, provided existing Siberian Elm and Mulberry (See photo below) are removed to accommodate construction of proposed housing. All efforts should be made to protect and keep the existing mature red oaks shown in photo.

Existing trees (elm, mulberry & red oaks) not shown on the plan submitted - need to be shown and indicated whether they are to remain or be removed to accommodate construction.



AMENDMENT TO  
STREET PERMIT # 05-0 - MADONNA REHAB  
HOSP. ROOM TO PLANT 1 AUT. PURPLE ASH 5' D.O.L.  
IF ELM & MULBERRY REMOVED

If you have any additional questions, comments or concerns, please feel free to contact me at 441-8248. Thank you.



**MICHAEL WOOLMAN**  
**<lpd737@CJIS.CI.LIN**  
**COLN.NE.US>**

To: Tom Cajka <TCajka@ci.lincoln.ne.us>  
cc:  
Subject: Madonna Rehab Center

01/03/2003 08:31 AM

Mr. Cajka,

The Lincoln Police Department has no objections to the Madonna Rehab Center SP 450.

Sergeant Michael S. Woolman  
Lincoln Police Department

## City of Lincoln, Nebraska

### IMPORTANT

**All revisions to plans must include Building Permit # and Job Address.**

Return this report with two sets of corrected plans. The corrections noted below are required to be made to the plans prior to issuance of a permit. Please indicate under each item where the correction is made by plan sheet number or plan detail number.

A separate set of plans for review and final approval must be submitted by the licensed installing contractor/s if fire suppression systems, sprinklers, dry powder, fire alarm systems or underground tanks are installed.

### Plan Review Comments

Permit # DRF02100

Address

Job Description: Development Review - Fire

Location: MADONNA REHAB CENTER

Special Permit: Y 450 O

Preliminary Plat:

Use Permit:

CUP/PUD:

Requested By TOM CAJKA

Status of Review: Approved

Reviewer: FIRE PREVENTION/LIFE SAFETY CODE BOB FIEDLER

Comments:

#### Current Codes in Use Relating to Construction Development in the City of Lincoln:

2000 International Building Code and Local Amendments  
2000 International Residential Code and Local Amendments  
1994 Nebraska Accessibility Guidelines (Patterned after and similar to ADA guidelines)  
1989 Fair Housing Act As Amended Effective March 12, 1989  
1979 Zoning Ordinance of the City of Lincoln as Amended including 1994 Parking Lot Lighting Standards  
1992 Lincoln Plumbing Code (The Lincoln Plumbing Code contains basically the 1990 National Standard Plumbing Code and local community Amendments.)  
1999 National Electrical Code and Local Amendments  
1997 Uniform Mechanical Code and Local Amendments  
1994 Lincoln Gas Code  
1994 NFPA 101 Life Safety Code  
2000 Uniform Fire Code and Local Amendments  
Applicable NFPA National Fire Code Standards

RECEIVED

DEC 30 2002

PLANNING & DEVELOPMENT DEPARTMENT  
CITY OF LINCOLN, NEBRASKA

**Richard J Furasek**

**To: Thomas J Cajka/Notes@Notes**

**12/30/2002 08:44 AM**

**cc:**

**Subject: Madonna Rehab Center**

Upon reviewing the special permit 450'0' for the Madonna Rehab Center, I have found it acceptable from our departments perspective.

**Richard J. Furasek**

**Assistant Chief Operations**

**Lincoln Fire & Rescue**

**1801 Q Street**

**Lincoln Ne. 68508**

**Office 402-441-8354**

**Fax 402-441-8292**



INTER-DEPARTMENT COMMUNICATION

DATE: January 3, 2003

TO: Tom Cajka, City Planning

FROM Sharon Theobald  
(Ext. 7640)

SUBJECT: DEDICATED EASEMENTS  
DN #22S-54E

Attached is the Master Site Plan for Amendment to the Special Permit #450 for Madonna Rehabilitation Hospital.

**In reviewing the dedicated transmission line or other electrical easements shown on this plat, LES does not warrant, nor accept responsibility for the accuracy of any such dedicated easements.**

ALLTEL, Time Warner Cable, and the Lincoln Electric System will not require any additional easements.

It should be noted, any relocation of existing facilities will be at the owner/developer's expense.

A handwritten signature in cursive script that reads "Sharon Theobald".

ST/ss  
Attachment  
c: Terry Wiebke  
Easement File

